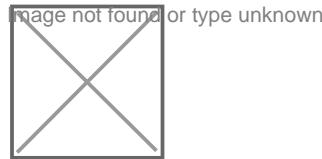


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## UNIT 915, 11501 BUFFALO RUN BOULEVARD SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
31693

**MLS ID:**  
A2248212

**\$330,000**



 **JIAN HUI OUYANG**  
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 Century 21 Bamber Realty LTD.  
 403-245-0773

 Unit 915, 11501 Buffalo Run Boulevard SW, Calgary , Alberta T3T 0E4

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	148	4479.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Year Built</b>
Monthly	NONE	2023
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Retail	Commercial	Business
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
1200.00	111.48	Equipment List, Furniture, Salon Inventory
<b>Restrictions</b>	<b>Reports</b>	
None Known	Floor Plans	

An exceptional opportunity to own a sophisticated, fully equipped hair salon and spa in Calgary's vibrant Buffalo Run Shopping Center, perfectly positioned right next to Costco Tsuut'ina and surrounded by affluent, high-income communities such as Woodbine, Oakridge, Haysboro, Millrise, Bridlewood, Shawnessy, Summerset, Cedarbrae, Evergreen, Tsuut'ina Nation, and Alpine. This prime location benefits from constant foot traffic, outstanding visibility, and a loyal, diverse clientele. Featuring 6 salon chairs, 3 modern shampoo stations, 2 luxurious head spa beds, a dedicated facial tattoo room, a private waxing room, a specialized color room, and a spacious seating area for up to 8 guests, the salon's contemporary and elegant interior is designed to provide clients with a seamless and relaxing experience. Offering a full range of premium services, including Women's and Men's Haircuts, Hair updos, Highlights, Balayage, Hair Treatments, Perms, Facials, Advanced Skincare, Eyelash Extensions, Make-up, Permanent Makeup Services, Waxing, and Tinting, this salon combines style, comfort, and functionality. With an established reputation, a steady stream of customers from Costco and surrounding retailers, and a talented team ready to ensure a smooth transition, this is the perfect turnkey investment to step confidently into Calgary's thriving beauty industry with room for even greater growth.

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